

Floodplain Management: Standards Exceeding Minimum Federal Requirements



Description

The following counties, cities, and states have adopted floodplain regulations which go above and beyond those required by NFIP.

Southington, CT	<ul style="list-style-type: none"> - No net rise in floodway or floodway fringe. - Compensatory storage *, limit fill to 25% by volume of flood storage. - 2' Freeboard _ residential; 1' freeboard commercial/industrial. - No encroachment on floodway.
Lake Forest, IL	<ul style="list-style-type: none"> - No development within floodplain.
Jefferson Co., KY	<ul style="list-style-type: none"> - No development in local regulatory conveyance zone *. - Natural maintenance of streams and channels w/ 25' vegetative buffer. - Use of a "fully developed scenario" in watershed planning models.
Hartford Co., MD	<ul style="list-style-type: none"> - 75' buffers along streams. - No net rise, compensatory storage*. - Restrictions on fill materials and slope.
Durham, NC	<ul style="list-style-type: none"> - Any alteration, to a structure currently in compliance must also be in compliance. Non-conforming buildings or uses may not be enlarged, replaced or rebuilt. - 2' freeboard for residential and non-residential. - For a development tract, up to 25% of parking may be in floodway fringe, but no more than 1/3 of floodway fringe may be used. - Density credits: 100% rate in floodway fringe 75% rate in floodway*. - Stream buffers: 30 ft for intermittent, 50 ft for perennial. - Wetland buffers: 25 ft.
Tulsa, OK	<ul style="list-style-type: none"> - No rise in floodplain, may use on-site or off-site storage. - Assume full development of watershed in delineation of regulatory floodplain.
King Co., WA.	<ul style="list-style-type: none"> - Program for purchase of property within high flood hazard area and for elevation of homes to above the 100 yr flood elevation.
Snohomish Co. WA	<ul style="list-style-type: none"> - Density Fringe concept; (2% of the surface area of the parcel) allowed to be developed in the floodplain. Intended to allow development of commercial farming operations.

* terms included under *Definitions*.

Floodplain Management: Standards Exceeding Minimum Federal Requirements

Overland Park, KS	<ul style="list-style-type: none"> - 2' freeboard on residential in flood fringe - Stream corridors - from 30' to 120' either side of a stream's "ordinary high water mark". Natural vegetation to be maintained except in special circumstances
Lenexa, KS	<ul style="list-style-type: none"> - Stream Corridors - streams categorized into 5 types and 3 orders. - Mandatory corridor widths range from 100 ft. for highly impacted, order 1 streams to 300 ft. for sensitive order 3 streams. No mowing or clearing of streamside or middle zones.
State of Montana	<ul style="list-style-type: none"> - Fill in the flood fringe only in areas contiguous to areas naturally above the base flood elevation. - 2' freeboard

FEMA defines the floodway as the stream channel plus that portion of the overbanks that must be kept free from encroachment in order to discharge a 100 year flood without raising the flood elevation by greater than 1 foot, assuming full development of the remainder of the floodplain. The following states have adopted definitions of floodway which allow for less than a 1 foot rise in the flood elevation, effectively increasing the portion of the floodplain designated as floodway.

Montana	0.5' rise	Wisconsin	0.01' rise
New Jersey	0.2' rise	Arizona	0.0' rise
Indiana	0.1' rise	Kentucky	0.0' rise
Illinois	0.1' rise	Massachusetts	0.0' rise

Definitions

Compensatory storage - Flood storage filled in a development is compensated for by excavation within the same site, including excavation to compensate for loss of infiltration caused by impervious surfaces. In some cases, this is allowed to be provided offsite.

Density credit - Development density from the flood fringe or floodway area may be utilized on areas outside the floodplain. For example, if a developer owns a 10-acre tract of land where 5 acres are outside the floodplain and the entire tract is zoned to allow 30 dwelling units (DU's), or 3 DU's/acre, a density credit would allow the developer to utilize the 15 DU's from the 5 acres of the floodplain land within the 5 acres outside the floodplain, for the total of 30 DU's allowed in the 5 acres outside the floodplain.

Density fringe - An alternate concept used when equal conveyance floodways can not be designated within a rather wide floodplain. Only 2% of any property may be developed, maximum obstruction allowed cannot exceed 15% of any line drawn across the property, all structures must be oriented parallel to the flood flow. Designed to achieve goals of protecting public health safety and welfare, and preserving prime farmlands in a productive agricultural capacity.

Freeboard - The freeboard is the height above the regulatory flood elevation to which the lowest floor of a structure must be raised or flood proofed (where allowed).

Ordinary high water mark - The elevation of the ordinary high flow of a stream channel, usually marked by visible bank cutting or debris that has been left by flowing water.

Regulatory conveyance zone - The channel of a river or stream and the adjacent land which if unobstructed will discharge a 100-year flood without cumulatively increasing the water surface elevation more than one tenth of one foot (e.g., 1/10'-rise floodway).

